

PLAT NO. 6

QUAIL RIDGE

(A PLANNED UNIT DEVELOPMENT)

BEING A SUBDIVISION OF A PORTION OF THE NW 1/4 OF SECTION 31, TOWNSHIP 45 SOUTH, RANGE 43 EAST, VILLAGE OF GOLF AND PALM BEACH COUNTY, FLORIDA IN 2 SHEETS SHEET NO. 1

OCTOBER 1976

MOCK, ROOS & SEARCY, INC.
CONSULTING ENGINEERS
West Palm Beach, Florida

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF DUVAL)

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF (A) MORTGAGE, LIEN, OR OTHER ENCUMBRANCE UPON THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, LIEN, OR OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2163, PAGE 930 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, JAMES H. WINSTON, THOMAS F. KING, JR., GUY W. BOTTS, H. DOUGLAS MCGEORGE, JR., DONALD L. GOLTZ, PRESTON H. HASKELL, PRIME F. OSBORN, MALCOLM M. PRINE AND JAMES S. TAYLOR, NOT INDIVIDUALLY, BUT ONLY AS TRUSTEES OF BARNETT WINSTON INVESTMENT TRUST, AN UNINCORPORATED BUSINESS TRUST ORGANIZED UNDER THE LAWS OF THE STATE OF FLORIDA PURSUANT TO A DECLARATION OF TRUST DATED APRIL 21, 1972, AS AMENDED AND RESTATED HAS CAUSED THESE PRESENTS TO BE SIGNED BY A PERSON AUTHORIZED BY SAID TRUSTEES THIS 9 DAY OF Nov. A.D., 1976.

TRUSTEES OF BARNETT WINSTON INVESTMENT TRUST

WITNESS: [Signature] BY: [Signature]
(AUTHORIZED SIGNATURE)

WITNESS: [Signature]

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF DUVAL)

BEFORE ME PERSONALLY APPEARED W. L. Seton, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT AS THE AUTHORIZED REPRESENTATIVE OF THE ABOVE NAMED TRUSTEES OF BARNETT WINSTON INVESTMENT TRUST AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH AUTHORIZED REPRESENTATIVE.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 10 DAY OF November A.D., 1976.

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES Jan. 12, 1979

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF (A) MORTGAGE(S), LIEN(S), OR OTHER ENCUMBRANCE(S) UPON THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE(S), LIEN(S) OR OTHER ENCUMBRANCE(S) WHICH IS (ARE) RECORDED IN OFFICIAL RECORD BOOK 2164, 2174, PAGE(S) 917, 1114 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT/VICE PRESIDENT AND ATTESTED BY ITS SECRETARY/ASSISTANT VICE PRESIDENT AND ITS CORPORATE SEAL TO THE FOREGOING INSTRUMENT AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 10 DAY OF NOVEMBER, A.D., 1976.

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF DELRAY

ATTEST: [Signature] BY: [Signature]
(SECRETARY/ASST. VICE PRESIDENT) (PRESIDENT/VICE PRESIDENT)

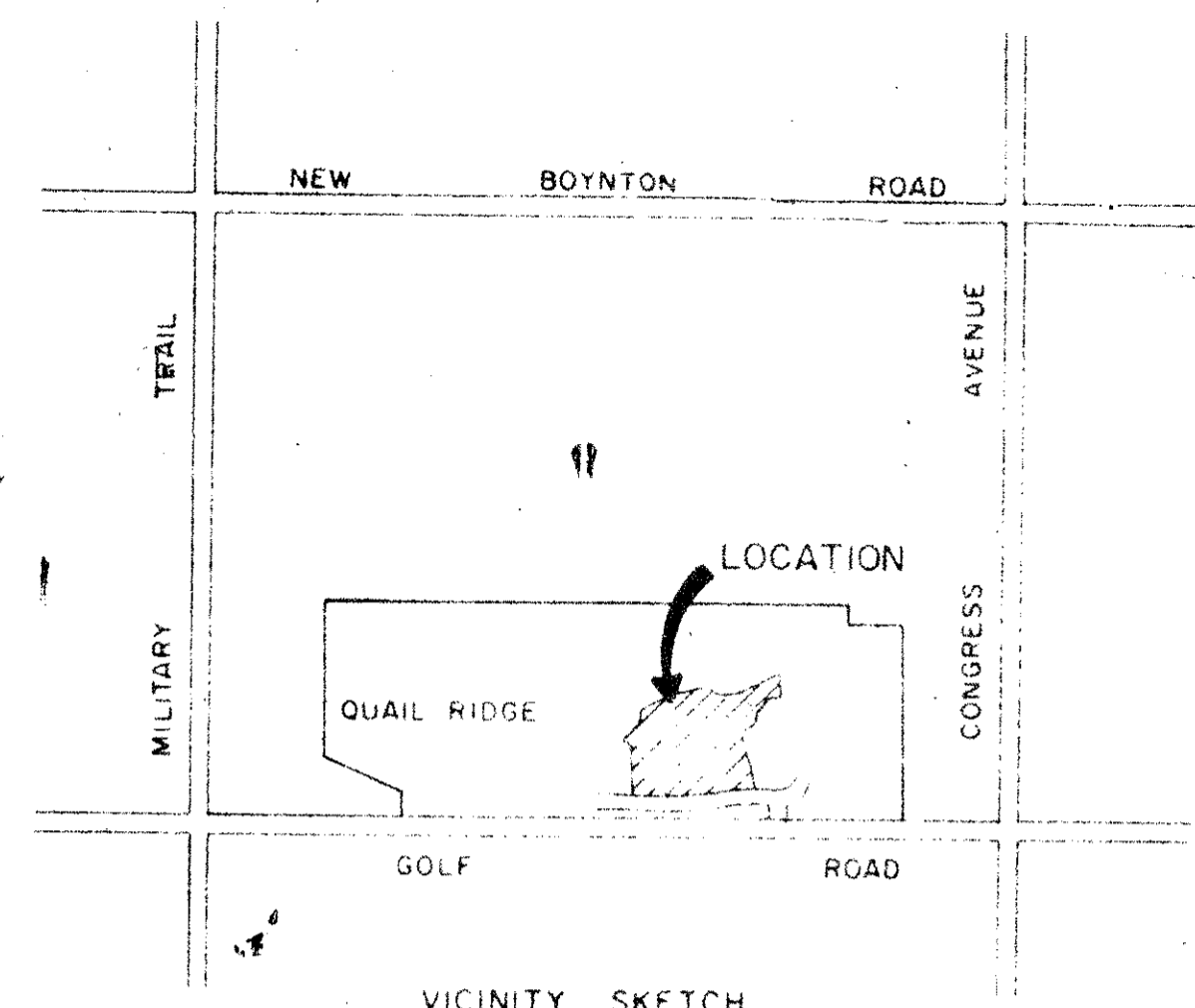
ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED Harison Newman, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF THE ABOVE NAMED FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF DELRAY, A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT AND SECRETARY, RESPECTIVELY, OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 10 DAY OF November A.D., 1976.

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES 1-20-79



81

PLAT NO. 6
SECTION 31, TOWNSHIP 45 SOUTH, RANGE 43 EAST
VILLAGE OF GOLF AND PALM BEACH COUNTY, FLORIDA
NOVEMBER 13, 1976
Rate Campy

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE PLACED AFTER CONSTRUCTION OF ROADS WITHIN ONE YEAR OF RECORDING OF THE PLAT UNDER GUARANTEES POSTED WITH PALM BEACH COUNTY, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

[Signature]
REGISTERED SURVEYOR NO. 1552
STATE OF FLORIDA 11-15-76

APPROVAL - VILLAGE OF GOLF, FLORIDA

THIS PLAT IS HEREBY APPROVED THIS 13th DAY OF November A.D. 1976.

BY [Signature] MAYOR BY [Signature] CITY CLERK

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, JOHN D. MCKEY, JR., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO QUAIL RIDGE LTD. THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

[Signature]
JOHN D. MCKEY, JR.
ATTORNEY-AT-LAW LICENSED IN FLORIDA

APPROVAL - PALM BEACH COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 13 DAY OF November A.D., 1976.

COUNTY ENGINEER

THIS PLAT IS HEREBY FOUND TO MEET ALL REQUISITE STATE AND COUNTY LAWS AND ORDINANCES.

BY [Signature] COUNTY ENGINEER

ATTEST: JOHN B. JUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS
By [Signature] (DEPUTY)

NOTES:

THERE SHALL BE NO BUILDING OR STRUCTURES PLACED ON UTILITY EASEMENTS. THERE SHALL NOT BE ANY USE OF CONSTRUCTION OR THE PLANTING OF TREES OR SHRUBS ON DRAINAGE EASEMENTS BEARING REFERENCE TO PLAT NO. 1 QUAIL RIDGE RECORDED IN PLAT BOOK 3, PAGES 95, 96 AND 97, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. IMPROVEMENTS IN THIS PLAT ARE SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN OFFICIAL RECORD BOOK 2002, PAGE 1022.

THIS INSTRUMENT WAS PREPARED BY S. V. HOWARD

MOCK, ROOS & SEARCY, INC.
Consulting Engineers

DESCRIPTION
A CERTAIN PARCEL IN THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 31, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF TRACT 1 OF PLAT NO. 1, QUAIL RIDGE ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 30, PAGES 95 THROUGH 97, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; RUN THENCE NORTH ALONG THE EAST LINE OF SAID TRACT 1, A DISTANCE OF 437.98 FEET; THENCE NORTH 52°-11'-08" WEST, A DISTANCE OF 45.00 FEET; THENCE NORTH 44°-54'-51" EAST, A DISTANCE OF 159.41 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 53°-59'-51"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 70.68 FEET TO THE END OF SAID CURVE AND A POINT IN THE ARC OF A 1000-FOOT RADIUS CURVE, CONCAVE SOUTHERLY HAVING A CENTRAL ANGLE OF 24°-39'-37"; LOCAL TANGENT PASSING THROUGH SAID POINT BEARS NORTH 56°-12'-16" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 430.40 FEET TO THE END OF SAID CURVE; THENCE NORTH 80°-51'-53" EAST, A DISTANCE OF 103.40 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 42°-14'-30"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 55.29 FEET TO A POINT OF REVERSE CURVATURE; THENCE EASTERLY ALONG THE ARC OF A 50-FOOT RADIUS CURVE, CONCAVE NORTHERLY, HAVING A CENTRAL ANGLE OF 61°-20'-05", A DISTANCE OF 53.53 FEET TO THE END OF SAID CURVE; THENCE NORTH 61°-46'-18" EAST, A DISTANCE OF 109.72 FEET; THENCE NORTH 55°-06'-18" EAST, A DISTANCE OF 290.17 FEET; THENCE NORTH 50°-08'-23" EAST, A DISTANCE OF 134.18 FEET; THENCE SOUTH 19°-14'-18" EAST, A DISTANCE OF 134.00 FEET; THENCE SOUTH 66°-00'-00" WEST, A DISTANCE OF 58.00 FEET; THENCE SOUTH 31°-00'-00" WEST, A DISTANCE OF 112.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 48°-35'-00"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 50.89 FEET TO A POINT OF REVERSE CURVATURE; THENCE WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF A 75.00-FOOT RADIUS CURVE HAVING A CENTRAL ANGLE OF 53°-32'-00", A DISTANCE OF 70.08 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHERLY ALONG THE ARC OF A 50.00-FOOT RADIUS CURVE, HAVING A CENTRAL ANGLE OF 44°-09'-25", A DISTANCE OF 38.53 FEET TO THE END OF SAID CURVE; THENCE SOUTH 18°-06'-25" EAST, A DISTANCE OF 479.55 FEET; THENCE SOUTH 09°-32'-00" EAST, A DISTANCE OF 231.47 FEET TO A POINT IN THE NORTHERLY RIGHT OF WAY LINE OF QUAIL RIDGE DRIVE SOUTH, SAID POINT BEING IN THE ARC OF THE CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 2022.29 FEET, LOCAL TANGENT PASSING THROUGH SAID POINT BEARS SOUTH 81°-50'-09" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 03°-53'-55", A DISTANCE OF 208.19 FEET TO THE END OF SAID CURVE; THENCE SOUTH 79°-56'-44" WEST, A DISTANCE OF 186.12 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1784.60 FEET AND A CENTRAL ANGLE OF 12°-10'-32"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 379.23 FEET TO THE END OF SAID CURVE; THENCE NORTH 87°-52'-44" WEST, A DISTANCE OF 359.35 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 8398.61 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE SUBTENDING A CENTRAL ANGLE OF 00°-14'-54", A DISTANCE OF 36.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 19.825 ACRES, MORE OR LESS.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT QUAIL RIDGE, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTION 31, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PLAT NO. 6 QUAIL RIDGE AND BEING MORE PARTICULARLY DESCRIBED HEREON HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- 1) THE TRACTS FOR PRIVATE ROAD PURPOSES AND THE 20.00 FOOT ACCESS EASEMENT AS SHOWN ARE HEREBY DEDICATED TO THE QUAIL RIDGE PROPERTY OWNERS' ASSOCIATION, INC. AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- 2) THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE QUAIL RIDGE PROPERTY OWNERS' ASSOCIATION, INC.
- 3) THE AREAS INDICATED AS BICYCLE PATH EASEMENTS ARE HEREBY DEDICATED TO THE QUAIL RIDGE PROPERTY OWNERS' ASSOCIATION, INC. AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- 4) THE AREAS INDICATED AS BUFFER AREAS ARE HEREBY DEDICATED TO THE QUAIL RIDGE PROPERTY OWNERS' ASSOCIATION, INC. AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, EXCEPT THAT OWNER RESERVES THE RIGHT TO CONVEY ALL OR PORTIONS OF SAID BUFFER AREAS TO CONTIGUOUS PROPERTY OWNERS PRIOR TO JANUARY 1, 1980, PROVIDED THAT SAID PROPERTY OWNERS CONSENT.

IN WITNESS WHEREOF THE SAID LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY JOHN B. DODGE, PRESIDENT, AND ATTESTED BY JOHN D. MCKEY, JR., SECRETARY, OF QUAIL RIDGE, INC., A FLORIDA CORPORATION, THE GENERAL PARTNER OF QUAIL RIDGE, LTD. AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 13 DAY OF November A.D., 1976.

ATTEST: [Signature] BY [Signature]
SECRETARY PRESIDENT

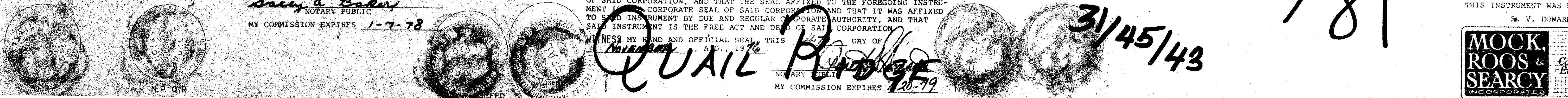
ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED JOHN B. DODGE AND JOHN D. MCKEY, JR., TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF THE ABOVE NAMED QUAIL RIDGE, INC., A CORPORATION, WHICH IS GENERAL PARTNER OF QUAIL RIDGE, LTD. AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT AND SECRETARY, RESPECTIVELY, OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION, ACTING AS GENERAL PARTNER OF QUAIL RIDGE, LTD.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 2nd DAY OF November 1976.

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES 1-7-78



1000-165

32/81

31/45/43